

**PROJECT ASSIGNMENT
(EXHIBIT A TO AGREEMENT FOR ARCHITECTURAL SERVICES)**

This Project Assignment is executed between SANTA ROSA ELEMENTARY SCHOOL DISTRICT (“District”) and AXIA Architects, A California S Corporation (“Architect”) pursuant to the Master Agreement for Architectural Services (“Agreement”) between the Architect and the District dated May 4th, 2023. By this reference, the Agreement is incorporated herein as if set forth in full.

1. Project Description.

Replacement of the existing roofs and HVAC units at Proctor Terrace Elementary School at 1711 Bryden Lane in Santa Rosa, CA. The roofing project generally includes demolition, prep, new roofing, corresponding flashings, and skylight replacement. Portable classrooms are not included. HVAC unit replacement will be for selected units. Supplemental items that may be added to the project include tying the downspouts into a storm drainage system, interior HVAC at the Multi-use, moving from exterior classroom ductwork to interior, modular library roofing. Scope does not include as-built survey, pest/dry rot inspection, hazardous materials testing/abatement, or geotechnical studies.

2. Basic Services. The Architect will provide the following Basic Services noted below for the above-described Project.

Basic Services Phases

- Schematic Design
- Design Development
- Preliminary Plans Value Engineering
- Preliminary Plans Phase Constructability Review
- Construction Documents
- Construction Drawings Value Engineering
- Construction Drawings Constructability Review
- Bidding
- Construction
- Post-Construction

Design Consultants Included in Basic Services

- Structural
- Civil
- On-Site
- Off-Site
- Mechanical
- Plumbing
- Electrical
- Telecommunications/Data
- Landscaping
- Other: _____

3. Design Requirements and Deliverables. If applicable, the Architect will provide a list of all design requirements and deliverables to the District along with this executed Project Assignment. Said list will be attached to this Project Assignment as an exhibit and incorporated by reference herein.

4. Project Construction Budget. Four million five hundred thousand Dollars (\$_4,500,000_)

5. Architect Initial Services Budget. Four hundred thirty-seven thousand five hundred Dollars (\$_437,500_), See Exhibit B.

6. Architect Compensation: Architectural fee for Basic Services shall be based on the stated percentage of Construction Contract Amount for the project in accordance with Section 2.5.2 above. Construction Contract Amount shall be modified as follows for purposes of Architect Compensation; 1) Deductive Alternates shall not be incorporated into Construction Contract Amount if design services have already been provided by Architect. 2) Additive Alternates shall be added to Construction Contract Amount for purposes of this paragraph if design services have already been provided by Architect.

See Exhibit B for fee schedule. In addition to Architect Compensation, Architect will be reimbursed for scans, prints, copies, and trips to DSA.

A. Payment Method:

Allocation of Contract Price to Phases of Basic Services.

Schematic Design	_20_ %
Design Development	_20_ %
Construction Documents	_34_ %
Bidding	_03_ %
Construction	_18_ %
DSA Closeout	_05_ %

or

Hourly, not to exceed the Contract Price Above.

(N/A)

B. Additional Services Rate Schedule:

Architect Personnel

See Exhibit C

Design Consultants Personnel

As annually issued by Consultants

6. Basic Services Submittal Schedule:

	START DATE	FINISH DATE
Schematic Design Phase	03/14/24	04/29/24
Const. Mgr Cost Estimate Phase (by District)	04/29/24	05/13/24
Design Development Phase	05/14/24	07/01/24
Preliminary Plans Value Engineering; Constructability	Value Engineering: _____	Value Engineering: _____

Review	Constructability Review: _____	Constructability Review: _____
Initial Construction Documents Phase	07/02/24	08/05/24
Final Construction Documents Phase	08/06/24	09/09/24
Construction Drawings Value Engineering; Constructability Review	Value Engineering: _____ Constructability Review: _____	Value Engineering: _____ Constructability Review: _____
Bidding	09/10/24	10/15/24
Construction	TBD, Summer 2025	
Post-Construction		

Dated: _____

CITY OF SANTA ROSA ELEMENTARY SCHOOL DISTRICT

By: _____

Title: _____

AXIA Architects, A California S Corporation

By:  2/21/24

Title: PRESIDENT

Exhibit B: Architectural/Engineering Fee Schedule

Agreement between City of Santa Rosa Elementary School District and AXIA Architects

02.21.24

Proctor Terrace Elementary School Roofing and HVAC Project

Initial Budgeted Construction Costs: \$ 4,500,000			
Architectural and Engineering Fees - Basic Services:			
First	\$500,000 @	12%	\$60,000
Next	\$500,000 @	11.5%	\$57,500
Next	\$1,000,000 @	11.0%	\$110,000
Next	\$4,000,000 @	10.0%	\$250,000
Next	\$4,000,000 + @	9.0%	\$0
Subtotal Basic Services:			\$477,500
AXIA Discount applied for reuse of District Standard Roof Detailing & LLB Delivery			-\$40,000
Total Initial Fee for Architectural & Eng. Basic Design Services:			\$437,500

SCHEDULE OF FEES

Effective January 1, 2024

I. TIME CHARGES

PRINCIPAL	\$250
ASSOCIATE PRINCIPAL	\$205 - \$230
PROJECT ARCHITECT	\$195 - \$220
PROJECT MANAGER	\$190 - \$200
JOB CAPTAIN	\$170 - \$190
ARCHITECTURAL INTERN	\$155 - \$170
ADMINISTRATIVE	\$140

The above billing rates are subject to adjustment annually.

II. REIMBURSABLE EXPENSES

Consultants:	Cost plus 10%
Travel:	Private Vehicle per current IRS Scheduled Rate. Commercial travel & related expenses at cost plus 15%.
Other Project Expenses:	Cost plus 10% Such as: printing, graphics, photography & reproduction, rental or purchase of special equipment and materials, long distance telephone, special shipping or delivery, models and renderings, lodging and subsistence.

Reimbursable Expenses are in addition to the fees for services and shall include actual expenditures made in the interest of the project such as transportation and living expenses when traveling in connection with the project.

III. ADDITIONAL SERVICES

Per the Schedule of Fees above.